MINUTES
LOCAL PLANNING AGENCY OF THE CITY OF STUART
NOVEMBER 13, 2025
AT 5:30 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

LOCAL PLANNING AGENCY

Chair - Kelly Laurine
Vice Chair - Deana Peterson
Board Member - Werner Bols
Board Member - Margaret Bromfield
Board Member - Ryan Strom
Board Member - Lance Vogl
Board Member - Vacant
Ex Officio Board Member - Mark Sechrist

ADMINISTRATIVE

Development Director - Jodi Kugler
Board Secretary - Susej T. Meleqi

CALL TO ORDER

5:51 PM

ROLL CALL

PRESENT: Chair Laurine, Vice Chair Peterson, Board Member Bromfield, Board Member Vogl
ABSENT: Board Member Bols and Board Member Strom

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

5:52 PM MOTION: Approve.
MOVED BY: Deana Peterson
SECONDED BY: Lance Vogl
Motion approved unanimously.

APPROVAL OF MINUTES

1. APPROVAL OF 08/21/2025 LPA MINUTES

5:52 PM MOTION: Approve.
MOVED BY: Deana Peterson
SECONDED BY: Lance Vogl
Motion approved unanimously.

COMMENTS FROM THE PUBLIC (Non-Agenda Related) (3 Minutes Max.)

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

None.

ACTION ITEMS

2. 1560 BOONE LLC., THE PROPERTY OWNER IS REQUESTING A MAJOR AMENDMENT TO THE WINDEMERE POINT COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) FOR PHASE 3B LOCATED AT 1961 NW FEDERAL HIGHWAY. (RC)(QJ):

ORDINANCE No. 2546-2025; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A MAJOR AMENDMENT TO PHASE 3B OF THE "WINDEMERE POINT" COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD), PROVIDING FOR AN AMENDMENT TO THE MASTER SITE PLAN TO AUTHORIZE THE DEVELOPMENT OF A 1,995 SQUARE FOOT POPEYE'S RESTAURANT WITH DUAL DRIVE-THROUGH LANES, WHICH IS A REDUCTION FROM THE PREVIOUSLY APPROVED 2,800 SQUARE FOOT MIXED-USE STRUCTURE INCLUDING RETAIL; SAID PROPERTY BEING LOCATED AT THE SOUTHEAST SIDE CORNER OF N.W. WINDEMERE DRIVE AND NW FEDERAL HIGHWAY; THEREBY PROVIDING FOR CONDITIONS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Lee Baggett swore in 4 people, Robert Storrow, Applicant, Jeff Anton, Engineer, Mechelle Arbuzow, City Planner, and Jodi Kugler, Development Director.

Mechelle Arbuzow, City Planner, presented the required public notice and reviewed the project location, zoning, future land use designation, proposed development, parking, traffic impacts, stormwater drainage, tree mitigation, landscape plan, public works/utilities and engineering review, waiver table, signage, and staff recommendation.

The applicant explained the project history, including prior approvals, and stated that the proposed Popeyes restaurant is similar to a previously approved drive-through restaurant but at a smaller scale. The applicant emphasized reduced traffic impacts, an updated traffic study, and compliance with City requirements.

Vice Chair Peterson questioned why, given the reduced building size, the applicant was requesting an increased number of signs, and stated that the proposed Popeyes was not consistent with the existing plaza or other Popeyes locations.

Chair Laurine asked for clarification regarding what approvals were being requested since the project had prior approvals and inquired as to why staff did not support the proposed signage.

Board Members continued discussion with staff and the applicant regarding signage.

MOTION - 6:20 PM Motion to accept the Popeyes development with a reduction in

signage to the six signs previously approved under the PDQ approval.

PUBLIC COMMENT:

1. Lloyd Nevala - Jensen Beach; Spoke on the entrances to get into the plaza and asked for them to look at the traffic study as it was done in 2017. In opposition of this project.
2. Peg Konnick - Jensen Beach; Spoke on the traffic and the exit of this plaza and a no right turn sign, in opposition of this project.
3. Joan Dickinson - Jensen Beach; Spoke on the community and how friendly it is, is concerned about a double lane drive through.
4. Robin Tarbutton - Jensen Beach; Worried about the garbage that the restaurant will bring, spoke about rat infestation, healthy community.
5. Colleen Nevala - Jensen Beach; She would prefer this being a retail and is worried about the light.

The applicant's representative thanked the community for their participation, referenced the original PUD approvals, discussed issues related to the plaza's management company, confirmed an updated traffic study was completed in August 2025, and stated that dumpster facilities do not abut the adjacent residential properties.

Board Members, staff, and the applicant engaged in further question-and-answer discussion with members of the public.

6:52 PM AMENDED & FINAL MOTION: Approve the popeyes with a reduced number of signs (6) and a modification to the architecture style to fit the plaza.
MOVED BY: Deana Peterson
SECONDED BY: Margaret Bromfield
Motion approved unanimously.

3. STUART LANDINGS II MAJOR AMENDMENT TO THE COMMERCIAL PLANNED UNIT DEVELOPMENT FOR LOT NO. 3 LOCATED AT 3991 SE FEDERAL HIGHWAY(RC)(QJ):

ORDINANCE No. 2545-2025; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, FOR A MAJOR AMENDMENT FOR LOT NO. 3 OF THE STUART LANDINGS II COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD), ALSO BEING ASSOCIATED WITH LOT #1 AND LOT #2 OF THE STUART LANDINGS II CPUD; PROVIDING FOR AN AMENDMENT TO THE MASTER SITE PLAN FOR LOT NO. 3 OF THE STUART LANDINGS II CPUD TO ACCOMMODATE A 470 SQUARE FOOT COFFEE RUSH CONVENIENCE RESTAURANT WITH TWO DRIVE THROUGH FACILITIES AND THE EXISTING 2,845 SQUARE FOOT BURGER KING RESTAURANT AND SINGLE DRIVE-THROUGH FACILITY; PROVIDING FOR AMENDED DEVELOPMENT CONDITIONS, A TIMETABLE FOR DEVELOPMENT, AND MASTER SITE PLAN APPROVAL FOR A PARCEL OF LAND LOCATED AT 3991 S.E. FEDERAL HIGHWAY, BEING MORE FULLY DESCRIBED IN THE ATTACHED EXHIBIT "A"; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

City Attorney Baggett, Swore in 3 people - Kenneth Rah, Engineer, Ron Yost, Applicant, and Jodi Kugler, Development Director.

Ms. Kugler presented the public notice requirements and reviewed the project location, zoning, future land use, proposed development, prior PUD approvals, proposed Land Development Code deviations, solid waste and recycling, traffic study, landscaping, architectural renderings, project background, and staff recommendation.

Ron Yost, Owner of Coffee Rush, provided background on the company and described operational practices.

Mr. Jeff, Owner of the shopping plaza, spoke on the history of the PUD and the plaza and expressed support for the proposed Coffee Rush development.

Vice Chair Peterson questioned whether the proposed signage exceeded allowable size. Ms. Kugler clarified that upon further review following discussions with the applicant, the signage was found not to exceed the allowable size.

Board Member Vogl asked about the proposed building height and exterior color palette.

Board Members discussed traffic circulation, shared access with the existing Burger King, drive-through configuration, architectural compatibility, and consistency with the surrounding commercial development. Staff responded to questions regarding traffic impacts and confirmed that the proposal would reduce overall trip generation compared to previously approved development entitlements.

PUBLIC COMMENT:
1. Mark Valentine - Stuart; expressed concern on the noise and hours of operations
2. John Yevick II - Stuart; expressed concern on the noise and asked if there was a noise study and light study.

7:30PM MOTION: Approve as presented with a complimentary earth tone colors.
MOVED BY: Margaret Bromfield
SECONDED BY: Lance Vogl
Motion approved unanimously.

STAFF UPDATE

ADJOURNMENT

7:41 PM

Susej T. Meleqi

Susej T. Meleqi, Board Secretary

Deana P. Peterson

Deana Peterson **, Chair**

Minutes to be approved at the LPA Meeting this 8th day of January, 2026.